

ZONING HEARING BOARD MEETING

February 22, 2017

The Zoning Hearing Board Meeting, duly advertised and posted in accordance with the law, was called to order by the Vice Chairman at 8:00 P.M., Wednesday, February 22, 2017, in the Upper St. Clair Township Municipal Building Board of Commissioners' Meeting Room, located at 1820 McLaughlin Run Road.

PRESENT: **BOARD MEMBERS**
Gregg Zegarelli, Member
Robin Weissert, Alternate 1
Anderson T. Bailey, Alternate 2, Recused

TOWNSHIP STAFF
Randy Hindman, Chief Building Inspector
Jessica Davies, Acting Recording Secretary

TOWNSHIP ATTORNEY
Gavin Robb, for the Township Attorney

ABSENT: David Tungate, Chairman
Dwight D. Ferguson Vice Chairman

PUBLIC: Approximately 15

CONSIDERATION OF THE FEBRUARY 24, 2016 MEETING MINUTES

On motion by Mr. Zegarelli, seconded by Ms. Weissert, the above minutes were approved and accepted for filing as written.

ADMINISTRATION OF OATH OF TRUTH

The Vice Chairman administered the Oath of Truth to all wishing to testify and then explained the procedures for the hearing.

OLD BUSINESS

None.

NEW BUSINESS

ZHB17-0001-Variance for CVS Signage-Peck Family Holdings- Application from Peck Family Holdings.

Application by Architectural Graphics, Inc. by the way of Peck Family Holdings under the provisions of Sections 130.28.3.3 and 130.28.3.6 of the Township Code for a Special Exception for Commercial Signage at 1740 Washington Road, Zoned C-2, Commercial District Regional. Mr. Zegarelli calls for a break at 8:05pm indicating at we will wait for the stenographer. At 8:08pm the hearing is reconvened, applicant's attorney Mr. Brendan Lucas has allowed the hearing to continue as it is being recorded. Gavin Robb township attorney asks applicant we should proceed without a stenographer. Gavin Robb asks that everyone please speak clearly and state their name for the recording. Upon request by Mr. Zegarelli, Mr. Hindman introduced the case and read into the record his memo to the Zoning Hearing Board which included Applicant

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2.

Exhibits 1-7, Township Exhibits 1-3, as well as Procedural Facts, Substantive Facts and the Township's Position on the application.

The Vice Chairman then asked to hear the Applicant's presentation.

Brendan P. Lucas was present, on behalf of the Applicant, as legal counsel. He gave a brief overview of the site plan; Mr. Lucas introduced an additional Exhibit named Applicants Exhibit 8. Mr. Lucas then presented Mr. Appel from Architectural Graphics as witness to discuss the hardships of not having the requested signage. Mr. Gavin then inquired as to whether or not Mr. Appel is an expert on land usage and development. Mr. Appel is not an expert and was unable to establish that granting requested variance would lead to increased safety.

There was then some discussion between the Board members. Mr. Zegarelli then asked if there were any other comments or questions. There were no additional comments and a motion to deny was made. The motion was followed by a unanimous vote.

MOTION: THAT Application ZHB17-0001, by Peck Family Holdings for a Variance for the on the maximum gross surface area of a freestanding sign, variance for more than one attached business identification, and variance for maximum gross surface area of attached business identifications signs. Zoned C-2, Highway Commercial District at 1740 Washington Road will be denied.

ADJOURNMENT

Respectfully submitted by,
Jessica Davies
Recording Secretary